AN INVESTMENT OR OWNER/USER OPPORTUNITY

OFFICE BUILDING FOR SALE

1012 24TH AVE NW, NORMAN, OK 73069

PRESENTED BY:
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EQUITY
REALTY
SINCE 1981
OFFICE BUILDING FOR SALE
1012 24TH AVE NW, NORMAN, OK 73069

PROPERTY HIGHLIGHTS

• Planned Office Development Built in 2007
• Nice Brick Construction and Finishes
• Well Maintained Park Like Grounds
• Great West Norman Location with Quick I-35 Access
• Great Opportunity for Owner/User/Investor
• Occupy partial building and lease remainder

PROPERTY SUMMARY

Sale Price: $2,345,000

Building Class: A

Cross Streets: 24th Avenue NW and Westport Dr

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### Demographic Data

<table>
<thead>
<tr>
<th>Metric</th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>3,427</td>
<td>21,441</td>
<td>38,764</td>
</tr>
<tr>
<td>Total Persons per HH</td>
<td>2.4</td>
<td>2.4</td>
<td>2.6</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$80,705</td>
<td>$70,136</td>
<td>$65,310</td>
</tr>
<tr>
<td>Average House Value</td>
<td>$225,760</td>
<td>$174,689</td>
<td>$170,350</td>
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</tbody>
</table>

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<tr>
<th>Metric</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>8,206</td>
<td>52,307</td>
<td>99,093</td>
</tr>
<tr>
<td>Median Age</td>
<td>36.1</td>
<td>33.6</td>
<td>31.2</td>
</tr>
<tr>
<td>Median Age (male)</td>
<td>33.4</td>
<td>31.3</td>
<td>30.0</td>
</tr>
<tr>
<td>Median Age (female)</td>
<td>40.1</td>
<td>36.6</td>
<td>33.0</td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*